

# NEWSLETTER

FROM YOUR WOODLAND BROOK HOA BOARD



On behalf of the Woodland Brook HOA Board, thank you for reviewing the quarterly newsletter for important information and upcoming events. Welcome to our new neighbors and the cooler weather!

## SOCIAL HAPPENINGS

### WB Holiday Decorating Get Together

Sunday November 23, 3:30-5:30 pm

Help bring some festive cheer to our community! We will start at the front entrance.

Contact Cynthia with any questions (626) 827-0059

### Griswold Family Christmas Decorating Contest

Submit your vote through the Google Form sent to you via email by December 20th for the best decorated WB homes. The top 3 homes will receive a

**\$50 gift certificate!**

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#### **Building and Grounds**

The playground is finished! The new equipment and tables are ready for your next playdate or picnic lunch.

#### **Architectural Control Committee**

As a reminder, if you are contemplating any exterior maintenance and/or property alterations, please be sure to seek approval from our ACC and to comply with the Covenants to which we all agreed when purchasing our homes. Structural changes, tree removal, exterior painting, new roofs, and fences are among the projects requiring approval.

#### **Pool**

The pool is closed for the season. PMI did a great job as our new maintenance company. We look forward to enjoying the pool again next spring!\*\*

#### **Tennis**

Congratulations to the Woodland Brook ALTA men's team for winning the Division Title this year! Next season will start in February. If anyone is interested in forming a team, please contact Frank Umberger at f.umberger@comcast.net.\*\*

#### **Capital Projects - Common Area Maintenance**

No other large capital projects are slotted for this year, but we may need a new pool cover at the close of the 2026 season. We have a reserve in the HOA bank account for any future projects or unexpected problems.

#### **Dues**

The HOA Assessments for 2026 will be \$550. The Dues Letters with more information will be provided to everyone in December. Contact our Treasurer, Jorge Rodriguez, at woodlandbrookwbhoa@gmail.com if you have any questions.

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\*\*FYI, you can access the bathrooms with your key fob even when the pool is closed for the season: hours 8 AM-11 PM.

For updated information about our neighborhood, please visit our website where you can find our board member's contact, homeowner's directory and much more! Link below...

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**Woodland Brook Website**

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